

**4415 - 64 AVENUE SE**  
**CALGARY, AB**

**CBRE**



**INVESTMENT/  
OWNER USER  
OPPORTUNITY**

**NATIONAL INVESTMENT TEAM | CALGARY**

## INVESTMENT HIGHLIGHTS

- ▶ Rare multi-tenant small bay industrial opportunity in Foothills Industrial Park
  - ▶ 2,240 SF of mezzanine storage not included in NRA
    - ▶ Potential for fully fenced and secured storage yard for tenants

## FINANCIAL DETAILS

**WEIGHTED AVG. IN-PLACE RENT:** \$11.33 PSF

**FINANCING:** Treat as Clear Title

**LISTING PRICE:** Market

# CBRE



## PROPERTY DETAILS

**MUNICIPAL ADDRESS:** 4415 - 64 Avenue SE

**BUILDING SIZE:** 9,000 SF

**AVG. BAY SIZE:** 2,250 SF

**YEAR BUILT:** 1980

**TOTAL SITE SIZE:** 0.59 Acres

**LAND USE:** I-G (Industrial - General)



## OFFERING PROCESS

4415 - 64 Avenue SE is being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the property. The Vendor is now prepared to respond to expressions of interest to purchase the property as they are received by CBRE. The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the property at any time during the marketing process without notice.

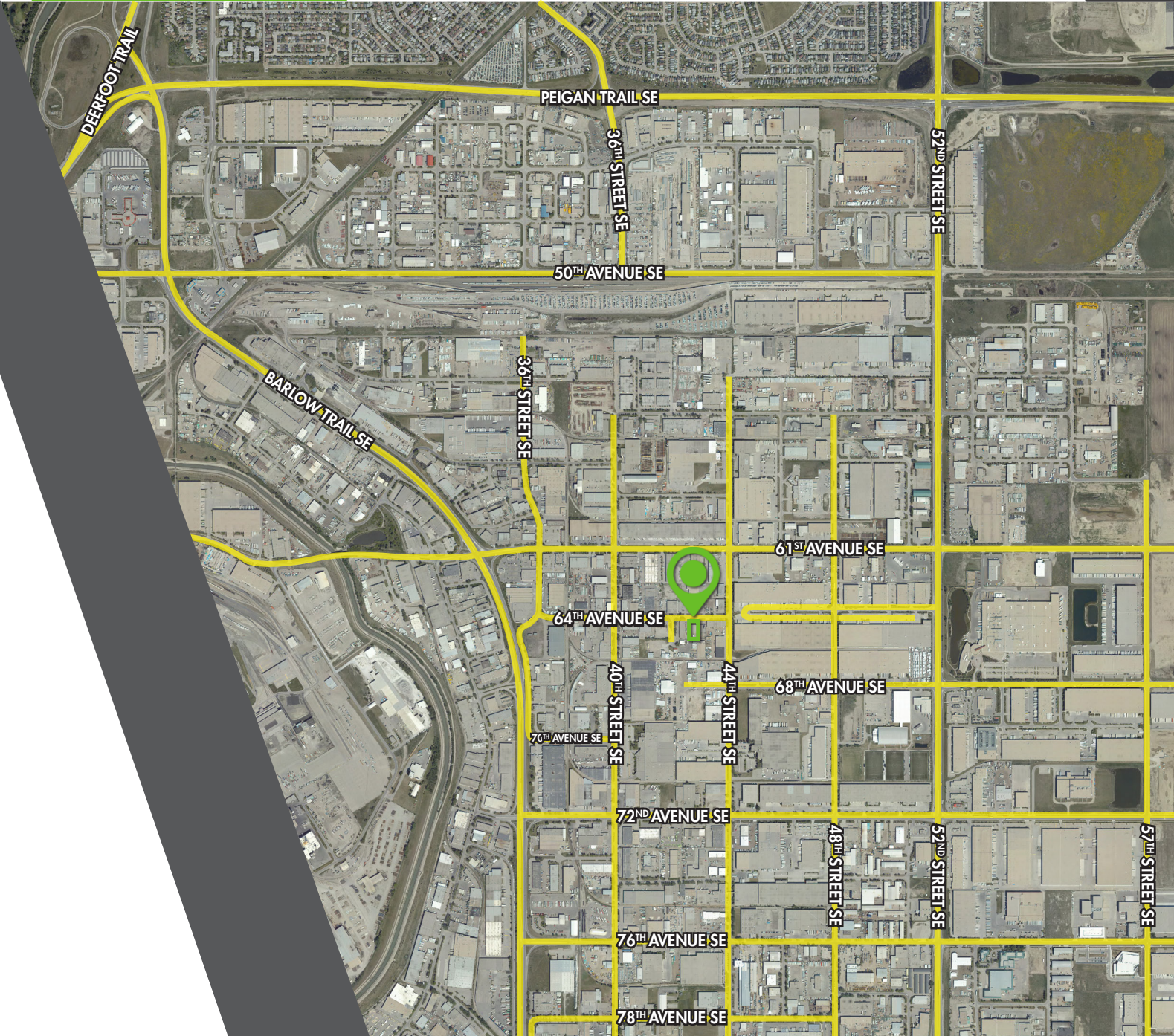
PLEASE CONTACT:

**TYLER ALLEN**

Associate Vice President  
403 750 0521  
tyler.allen@cbre.com

**BLAKE ELLIS**

Sales Representative  
403 750 0519  
blake.ellis@cbre.com



This disclaimer shall apply to CBRE Limited, real estate brokerage, and to all other divisions of the corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

